

**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

After recording return to:

City of Beaverton, City Recorder:
P.O. Box 4755
Beaverton, OR 97076

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| IN THE MATTER OF A REQUEST FOR APPROVAL OF A |) | ORDER NO. 2417 |
| WIRELESS FACILITY THREE APPLICATION TO ACKNOWLEDGE |) | WF2015-0001 ORDER APPROVING |
| THE CONSTRUCTION OF A NEW 70-FOOT STEEL MONOPOLE |) | Verizon Tower at 16405 SW Walker Road |
| WITH ANTENNAS AT THE TOP EXTENDING UP TO 74-FEET, |) | |
| WITH ASSOCIATED GROUND EQUIPMENT WITHIN A SECURE |) | |
| LANDSCAPED AND FENCED AREA AT THE NORTH SIDE OF | | |
| WATERHOUSE RV AND BOAT STORAGE. | | |

The matter came before the Planning Commission on July 22, 2015, on a request for approval of a Wireless Facility Three application to acknowledge the construction of a new 70-foot steel monopole with antennas at the top extending up to 74-feet, with associated ground equipment within a secure landscaped and fenced area at the north side of Waterhouse RV And Boat Storage. The 4.99 acre site can be identified as 16405 SW Walker Road, tax lot 6800 on Washington County Tax Assessor's Map 1N1-31DD. Pursuant to Ordinance 2050 (Development Code), Section 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 15, 2015 and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03, 40.96.15.3.C, and 50.95 of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT WF2015-0001** is **APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated July 15, 2015 and this Land Use Order, and subject to the conditions of approval as follows:

1. In accordance with Section 50.90.1 of the Development Code, Wireless Facility Three approval shall expire after two (2) years from the date of approval unless prior to that time a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension is filed pursuant to Section 50.93, or that authorized development has otherwise commenced in accordance with Section 50.90.3.B. (Planning/JST)
2. All construction shall be carried out in accordance with the site plan and elevations as approved by the Planning Director, on file at City Hall. (Planning/JST)
3. The WCF tower and all attached equipment, including antennas, shall be painted dark brown with a matte finish. (Planning/JST)
4. No reflective material shall be permitted on the tower. (Planning/JST)
5. Proposed chain link fence shall be vinyl coated and slatted. (Planning/JST)
6. All landscaping shall be planted with water gel packs and will be inspected and maintained monthly for a minimum of two (2) years from final inspection. (Planning/JST)
7. No portion of the WCF Facility, including antennas and support equipment may be placed above 80 feet in height. (Planning/JST)

Prior to building permit issuance, the applicant shall:

8. Submit specification sheet for the Commscope RBA84 multi-purpose integrated electronics outdoor cabinet as identified in the noise study conducted by SSA Acoustics. (Planning/JST)
9. Provide a structural analysis to the building division, showing that the WCF tower will be designed to collapse within itself. (Planning/JST)
10. New WCF towers and associated site area shall be designed to accommodate a minimum of one (1) additional future service. (Planning/JST)

- a. Show that the construction of the proposed tower shall have a foundation of adequate size and structural bearing capacity to accommodate a tower with a minimum of two (2) antenna arrays.
 - b. Show how the construction of the proposed tower shall have a fenced enclosure of sufficient size to accommodate the equipment shelters for a minimum of two (2) antenna arrays.
11. Obtain all approvals if needed from Washington County for the proposed work and for construction access to and from public streets. Note that Washington County is the jurisdiction with permitting authority for SW Walker Road at this location. (Planning/JST)
12. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer, architect, or surveyor (this can be with or shown on the submitted building plans). The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total. In addition, specific types of impervious area totals, in square feet, shall be given for roofs, equipment pads parking lots and driveways, sidewalk and pedestrian areas, and any gravel or pervious pavement surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas on the entire site. (Site Development/JD)
13. Pay a storm water system development charge (storm water quality, quantity, and overall system conveyance) for any net new impervious area proposed. (Site Development/JD)
14. Submit plans to the City that include erosion control measures that are designed to meet the requirements of the Clean Water Services District and Oregon Department of Environmental Quality. (Site Development/JD)

Prior to final permit inspection, the applicant shall:

15. Have all landscaping and irrigation measures installed. (Planning/JST)
16. Have placed underground any new utility service lines within the project limits. No overhead power or communication lines shall be installed with this project. (Site Development/JD)
17. Install or replace all sidewalks, curb, ramps, and bike paths which are missing, damaged, deteriorated, or removed by construction. (Site Development/JD)

Prior to release of performance security, the applicant shall:

18. There will be no security required unless code required. (Site Development/JD)

Motion **CARRIED**, by the following vote:

AYES: Doukas, Maks, Kroger, Nye, Wilson, Overhage and Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: None.

Dated this 5th day of August, 2015.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2417 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on August, 17 2015.

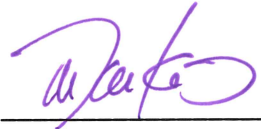
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



Jason T.
Assistant Planner

APPROVED:



MIMI DOUKAS
Chair



STEVEN A. SPARKS, AICP
Planning Division Manager